

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Survey No. B-4829

1. Name

Historic 302 - 322 South Madeira Street
and / common

2. Location

street & number 302 - 322 South Madeira Street
city, town Baltimore
state & zip code Maryland 21231 county

3. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	X occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
X building(s)	X private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	X private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	X yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
	<input type="checkbox"/> not applicable	<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

name
street & number telephone
city, town state & zip code

5. Location of Legal Description

courthouse, registry of deeds, etc. Baltimore City Land Records liber
street & number Clarence Mitchell Courthouse folio
city, town Baltimore State Maryland

6. Representation in Existing Historical Surveys

title
date federal state county local
depository for survey records
city, town state & zip code

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7. Description

Condition

☐ excellent
☒ good
☐ fair

☐ deteriorated
☐ ruins
☐ unexposed

Check One

☐ unaltered
☒ altered

Check One

☒ original site
☐ moved:
date of move: _____

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

The west side of the 300 block of S. Madeira St. is comprised of eleven Italianate-style houses, with shed roofs and wooden bracketed cornices, built in four different groups in the 1870s and 1880s. Only a few retain any original architectural features, since most were covered by formstone put on in the 1950s or 1960s, which in many cases also covered over the original cornice. Alley houses such as these are still occupied by working class home-owning families, who put on the formstone and now enjoy the window awnings so popular in East Baltimore.

302-308 S. Madeira St. are two stories in height, 11'7" and 11'8" wide (14' for the north end house, 13' for the south end) and occupy lots 71' deep. Each house is three rooms deep and there is no backbuilding. They are constructed in running bond and were always painted. Now, most of the façades, including the cornice, have been covered with formstone and 302 has had its first floor area completely remodeled. At 308 S. Madeira St. the original cornice survives. It consists of a crown molding supported by three scroll-sawn brackets, decorated with grooves, that connect to a lower molding strip and end with a distinct trefoil pattern. The frieze area, which also provides ventilation for the roof, is decorated with a row of vertical cuts made by a jig saw. Door and window openings have splayed brick lintels and brick sills. All windows are filled with 1/1 replacement sash. Doorways have single-light transoms and one original door may remain at 308 S. Madeira St.—an Arts-and-Crafts-style door with long, vertical glass panels and small square and rectangular panels at top and bottom, all framed by narrow molding strips. The houses sit on high basements, lit by a single-light sash, and entrances are reached by three, four, or five concrete steps, depending on the incline of the street. A flat-linteled sallyport extends back in the middle of the row, providing service access to the rear yards, since the houses are built on back-to-back lots with houses on the main street.

Continuation Sheet

310-316 S. Madiera St. are two stories in height, 11'6" wide (11'8" at each end) and occupy lots 57'8" deep. Each house is three small rooms deep and there is no backbuilding. They are constructed in running bond, which was always painted; today, most are covered with formstone, including the cornice area. The cornice survives at 310 S. Madeira St. It consists of a crown molding supported by two simple scroll-sawn brackets at each end that frame a deep, frieze area decorated only with a succession of moldings. Door and window openings have splayed brick lintels and brick sills. All windows are filled with 1/1 replacement sash. Doorways have single-light transoms but no original doors remain. The houses sit on low basements with entrances being reached by only one brick or concrete step.

318-320 S. Madeira St. are two stories in height, 12' wide and occupy lots 60' deep. Each house is only two rooms deep and there is no backbuilding. They are constructed in running bond, which was always painted; today, one is covered with formstone, including the cornice area. The cornice survives at 318 S. Madeira St. It consists of a crown molding set above a frieze area decorated with a brick pattern formed by rows of progressively recessed stretchers and articulated with a row of slightly projecting stretchers set above projecting headers to create a modillion-like effect above a lower plain frieze area. , which also provides ventilation for the roof, is decorated with a row of vertical cuts made by a jig saw. Door and window openings have splayed brick lintels and brick sills. All windows are filled with 1/1 replacement sash. Doorways have single-light transoms and an original Arts-and-Crafts-style door remains at 318. The houses have no basements, entrances being reached directly from the street.

322 S. Madeira St. is a single two-story late-Italianate-style house with wooden, scroll-sawn bracketed cornice. It is covered with formstone but was probably constructed in running bond that was painted. It is 14' wide and occupies a lot 50' deep. The shed roof is capped by a wooden cornice consisting of a crown molding supported by three long, scroll-sawn brackets decorated with grooves that once connected to a lower molding strip and ended with a distinct trefoil pattern. The frieze area, which also provides ventilation to the attic, is decorated with fleur-de-lis shapes, executed with a jig saw. Door and window openings have splayed brick lintels and brick sills. All windows are filled with 1/1 replacement sash. The doorway has a single-light transom. The houses sit on low basements, entrances being reached by two brick steps.

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8. Significance

Period	Area of significance	check one & justify			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input checked="" type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion	
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science	
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture	
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input checked="" type="checkbox"/> social/	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian	
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration	<input type="checkbox"/> philosophy	<input type="checkbox"/> theatre	
<input type="checkbox"/> 1900	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation	
		<input type="checkbox"/> invention		<input type="checkbox"/> other: specify	

Specific dates 1875 - 1882

Builder/Architect George Hershman and others

Prepare both a summary paragraph of significance and a general statement of history and support.

This group of houses is significant in that it represents the level of architectural stylishness achieved by many builders of small street houses in the late nineteenth century, although most of the original features have been obscured by formstone. The houses were built by three different builders, according to a pattern that was quite common to the city's working class neighborhoods of the period c. 1880 to 1910. Recognizing that workers held different levels of jobs (and pay), builders created a hierarchy of house sizes (and prices) in the new neighborhoods going up to serve the expanding factory districts ringing the harbor and northeast of the central city. Builders acquired anywhere from an eighth to a half of a city block and built 14' to 15'-wide two- or three-story houses on the main streets, and smaller, 11' to 13'-wide two-story houses on the narrower streets bisecting the blocks. Typically, in this period, main street houses might sell for \$1,200 to \$1,500; small street houses for \$700 - \$900.

Four of the houses (310 - 316 South Madeira St.) were built by George Hershman, a prolific builder of working class houses in East Baltimore, in 1882, who also built similar houses on the east side of S. Madeira St. and both sides of nearby Canary Court. 302 - 308 S. Madeira St. were built in 1875 by John Single and 318 - 320 were built in 1876 by Horace S. Lanfair—both small-scale local builders.

The land originally belonged to the Patterson family as part of their 18th century estate, which also included the land given by the family to the city for Patterson Park. In the 1870s the Patterson heirs began developing this block by leasing parcels to various builders, who built 15'-wide two-story houses on Gough and Bank Streets, and three-story houses on Collington and Patterson Park Avenues.

Hershman obtained his construction financing from the Tenth German-American Building Association and sold his houses to mainly German-American semi-skilled tradesmen and laborers employed in nearby factories. Buyers, too, received mortgages from both the Ninth and the Tenth German-American Building Associations. Lanfair also sold his houses to German-Americans.

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9. Major Bibliographic References

Mary Ellen Hayward and Charles Belfoure, *The Baltimore Rowhouse*
(New York: Princeton Architectural Press, 1999)

10. Geographic Data

Acreage of nominated property

Quadrangle name

Verbal boundary description and justification

11. Form Prepared by

name / title Dr. Mary Ellen Hayward

Organization The Alley House Project

date

street & number 1306 Carrollton Ave.

telephone

city, town Baltimore

state & zip code Maryland 21204

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of property rights.

Return to:

DHCP/DHCD

Maryland Historical Trust

100 Community Place

Crownsville MD 21032-2023

B-4829

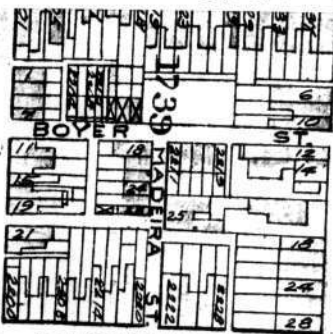
302-322 S. Madeira St

BALTO. HD

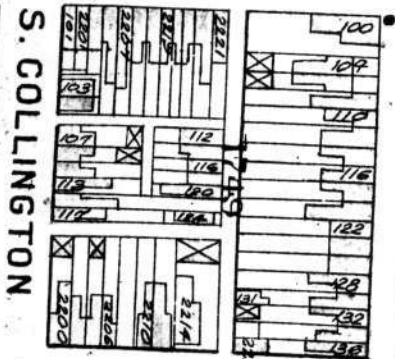
DRE

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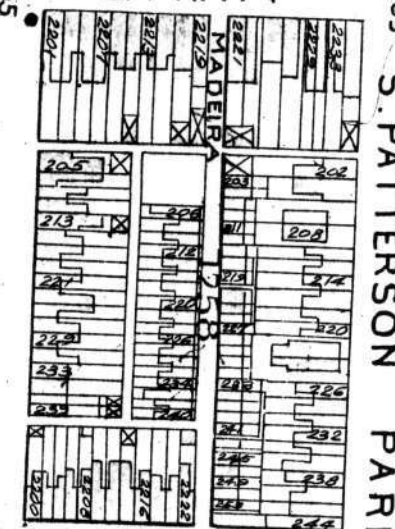


E. LOMBARD

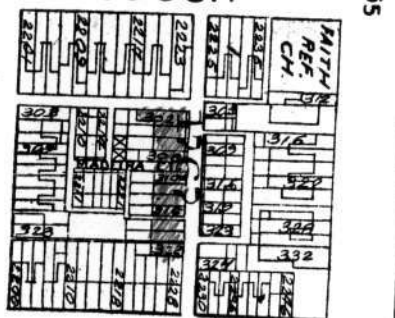


S. COLLINGTON

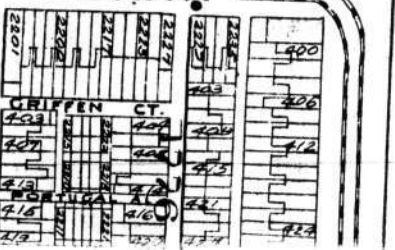
E. PRATT



GOUGH



BANK



SUPPL. HOUSE

FOUNTAIN

TOWER

FORT

FOUNTAIN

TAURUS

MALL

CONSERVATORY

DRIVE

LAKE

DRIVE

SOUTH

DRIVE

CASINO



DRIVE

B-4829
302-322 S. Madeira Street
Block 1767, Lots 080-090
Baltimore City
Baltimore East Quad.





302-308 S Madeira

FPII

2-4829

302-322 S. Madeira St.

BALTO, MD

C. Belfrage

4/87

1/6

105729-201



308 S Madeira

FD 11

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308 S. Madeira St

BALTO. MD

C. Belgrave

11/92

216

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310-316 S Madeira

FD 11

100

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302-322 S. Madeira St.

BALTO, MD

C. Belfrage

11/97

3/6



310 S. Madeira
FD 11

B-4429

310 S. Madeira St.
BALTO, MD

C. Belfrage

11/97

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318-320 S. Madeira St.

C. BeHoue

5/10

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322 S. Madeira

FD 11

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322 S. Madeira St

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C. Belfrage

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